

onyx COLLECTION



**William Lyon Homes**<sup>®</sup>

*Experience the pride.*<sup>™</sup>

LyonHomes.com



**OVATION**

at Mountain Falls

A LYON ACTIVE LIFESTYLE COMMUNITY<sup>™</sup>

# ONYX COLLECTION FEATURES LIST

Sure, you say, these model homes look great, but how much will all the extras cost me? Well, chances are a lot of those extras aren't. They're included, as a quick look at our Standard Features list shows. Of course, with all this standard, just imagine the options. Better still, check them out: See the Personalizing Opportunities section.

## THE INSIDE STORY

All single story golf course community  
Six year limited warranty  
William Lyon Homes exclusive 3 year "Fit and Finish" warranty  
Community association with protective covenants  
Cable TV outlet in great room and all bedrooms  
Telephone outlets in kitchen and master bedroom  
Pre-wired for ceiling fan in master and great room  
Standard garage door opener  
Open, airy floorplans with dramatic windows and 9' high ceilings  
Welcoming 8' entry door and comfortable 6' 8" interior doors  
Interior laundries  
Ceramic tile entry and kitchen  
Vinyl bathrooms and laundry room  
Stylish lever door handles  
Custom recessed lighting  
Spacious walk-in closets  
Modern panel interior doors including by-pass






## KITCHENS TO SAVOR





Quartz or granite countertops  
Beautiful flat panel cabinetry with 36" uppers and concealed hinges  
in choice of 3 colors  
Spacious kitchens with island work station and eating bar  
Generous pantries (per plan)  
Whirlpool® black or white electric range  
Whirlpool® black or white energy-saving multifunction dishwasher  
Whirlpool® black or white range hood  
Pre-plumbed for automatic ice maker  
Designer faucet with pull-out sprayer  
Stainless steel over mount sink

## LUXURIOUS BATHS

Elongated, comfort height toilets in all bathrooms  
Private water closet compartment in master bath  
Separate shower stalls in master bath with cultured marble surrounds  
Shower/tub combos with easy care groutless surrounds  
in secondary baths  
Popular cultured marble countertops with undermount  
rectangular china sinks  
Designer faucets

## WATER AND ENERGY SAVERS

-  Cathedralized insulation system
-  Ultra low-flow toilets and water saver shower heads
-  Dual-paned insulated Low-E® vinyl windows and patio doors
-  Digital programmable thermostats
-  Electric forced-air heating

-  14 SEER ground mounted energy efficient central air conditioning
-  225 AMP electrical service
-  Decorative rocker switches
-  50 gallon water heater

## EXTERIOR VARIETY

Architecturally harmonizing patio covers (all plans)  
Contemporary styling with exterior elevation variety  
Modern gray paver walkways and driveways  
Front yard landscaping with automatic irrigation  
Completely enclosed rear yards with block walls and wrought  
iron gate, plus view fencing on selected homesites  
Architecturally selected exterior colors and accents  
Durable Eagle concrete tile roofs  
Embossed insulated steel roll-up garage doors  
Post tension foundation slabs  
Covered and lighted entry (per plan)  
Coach lights on photocell

## PERSONALIZING OPPORTUNITIES

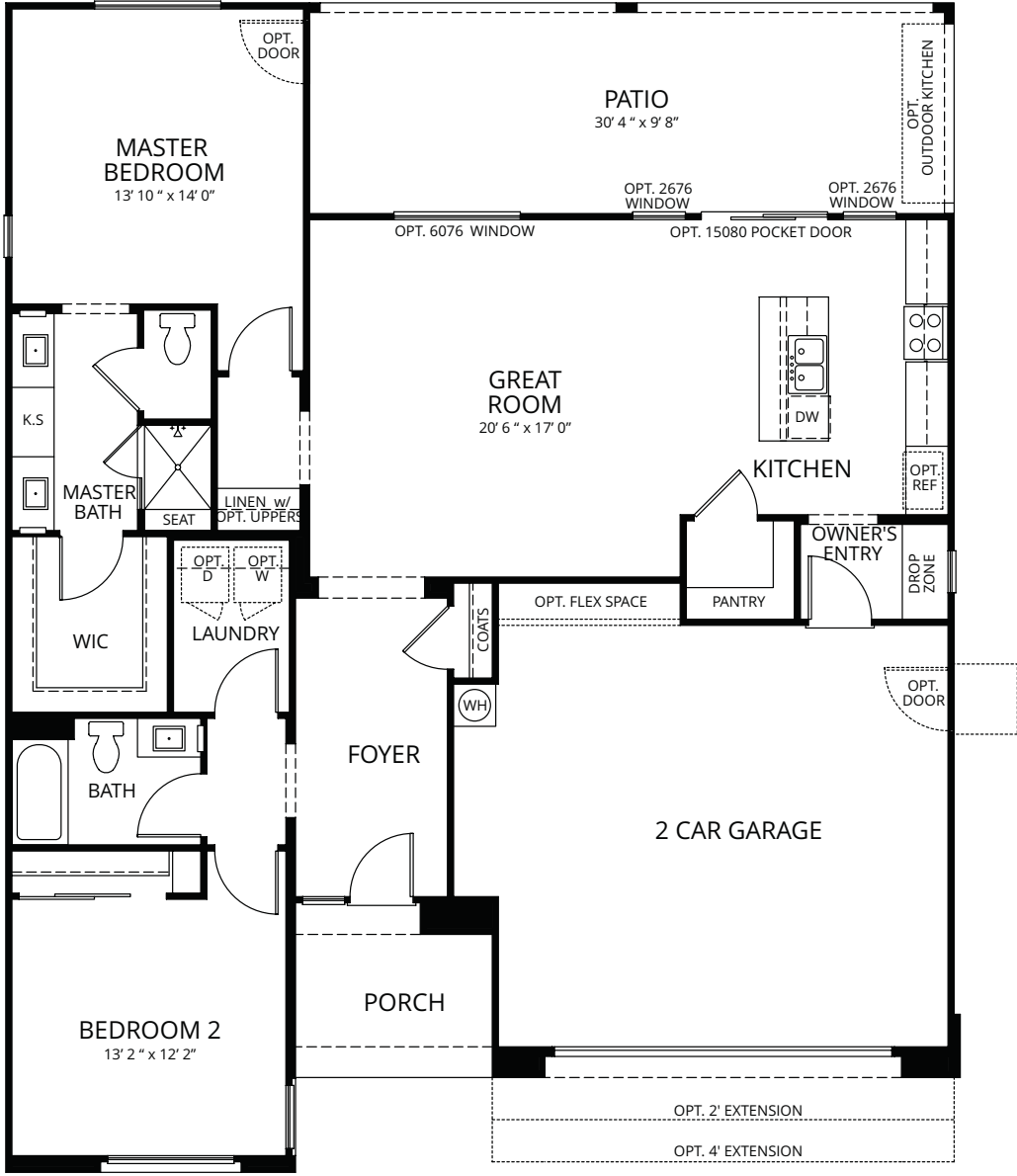
We know you want your home to boast its own distinct flavor. You'll see we designed the homes of Ovation with that in mind. Still, you may be among those who want to explore the options. If so, consider these choices:

Floorplan variations with dens, dining rooms or additional bedrooms  
and baths  
Cabinet upgrades  
Cabinets in laundry room  
Upgraded appliances  
Flooring upgrades in extensive color and style selection  
Upgraded countertop selections  
Laundry sink or tub  
Security alarm system  
Surround sound pre-wire  
Side access garage door  
Golf cart charger  
Soft water loop  
Sliding glass door or multi slides in lieu of selected windows (per plan)  
Garage extension options  
Optional paver patios  
Epoxy garage floor  
Closet and garage organizers  
Optional rear yard landscape package  
Front exterior Aluma lattice (per plan)



PRELIMINARY

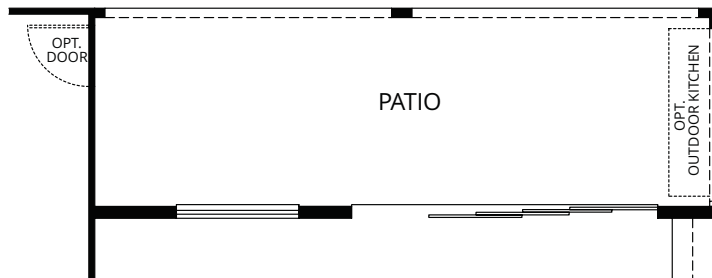
# PLAN ONE ONYX COLLECTION



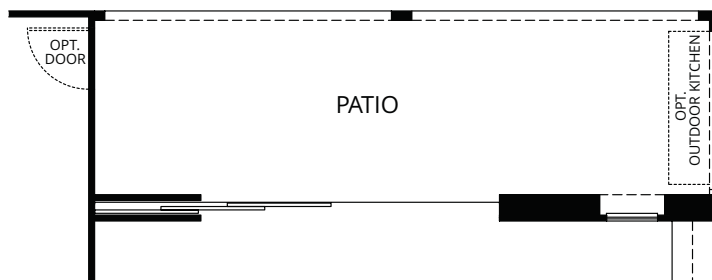
PRELIMINARY

**1,461 Sq. Ft. • 2 Bedrooms • 2 Baths • Great Room • 2 Car Garage**  
**Optional Garage Extensions • Optional Multi-Slide Pocket Doors at Patio**

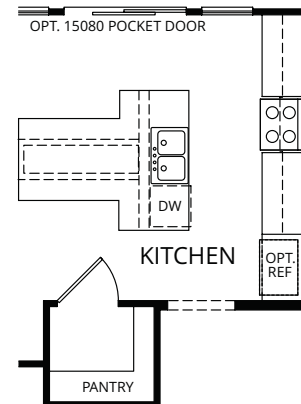
# PLAN ONE OPTIONS ONYX COLLECTION



OPT. 15' MULTI-SLIDER DOOR



OPT. 15' MULTI-SLIDER POCKET DOOR



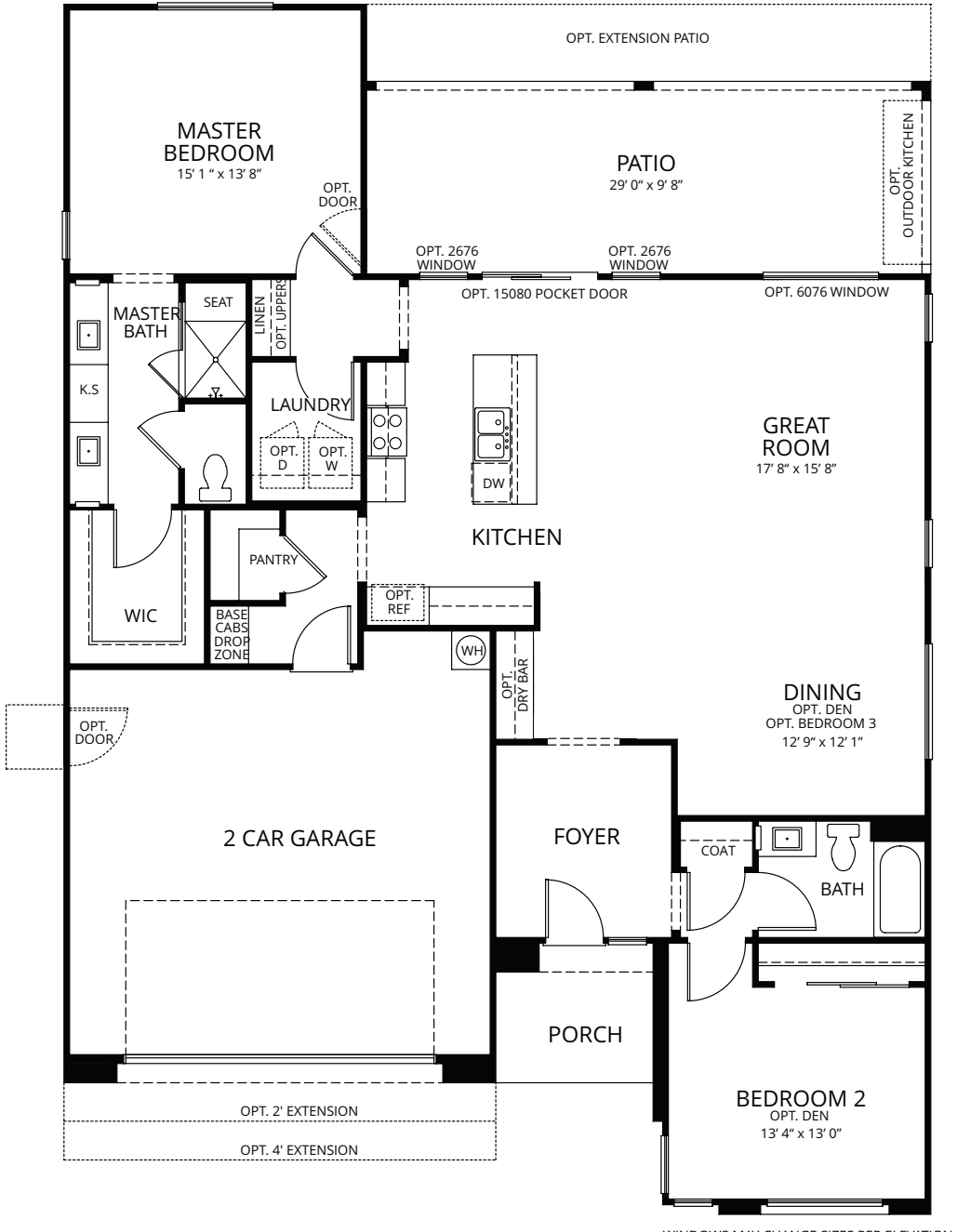
OPT. KITCHEN ISLAND

**PRELIMINARY**

# PLAN ONE ELEVATIONS ONYX COLLECTION



# PLAN TWO ONYX COLLECTION

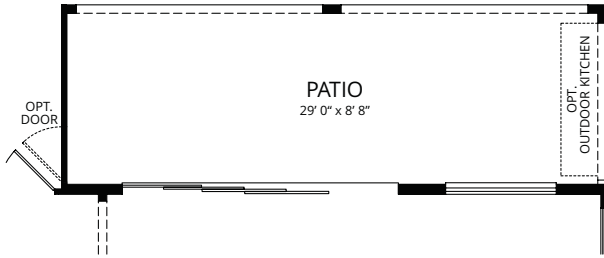


WINDOWS MAY CHANGE SIZES PER ELEVATION

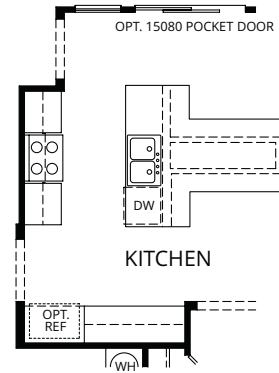
**PRELIMINARY**

**1,645 Sq. Ft. • 2 Bedrooms • 2 Baths • Great Room • Dining • 2 Car Garage  
Optional Bedroom 3 • Covered Patio • Optional Multi-Slide Pocket Doors at Patio**

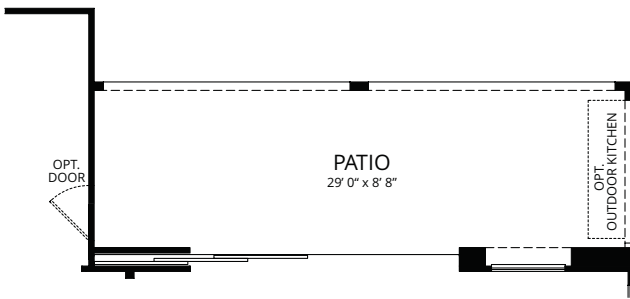
# PLAN TWO OPTIONS ONYX COLLECTION



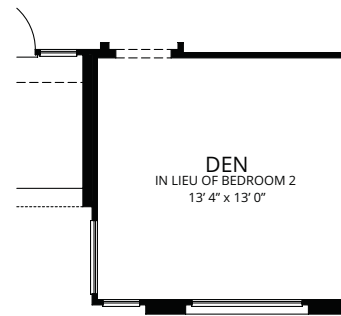
OPT. 15' MULTI-SLIDER DOOR



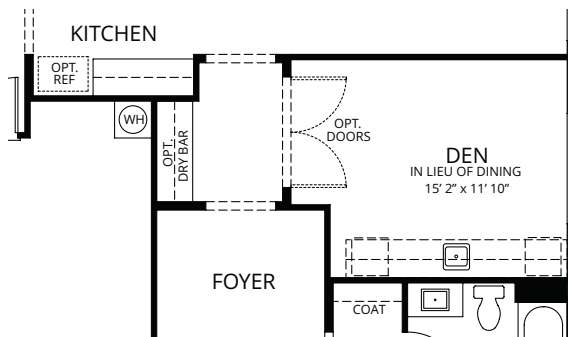
OPT. KITCHEN ISLAND



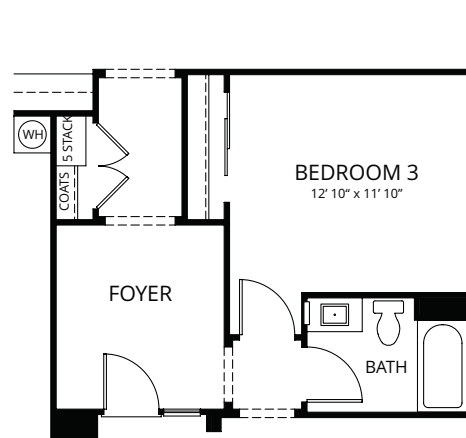
OPT. 15' MULTI-SLIDER POCKET DOOR



OPT. DEN ILO OF BEDROOM 2



OPT. DEN ILO DINING



OPT. BEDROOM 3

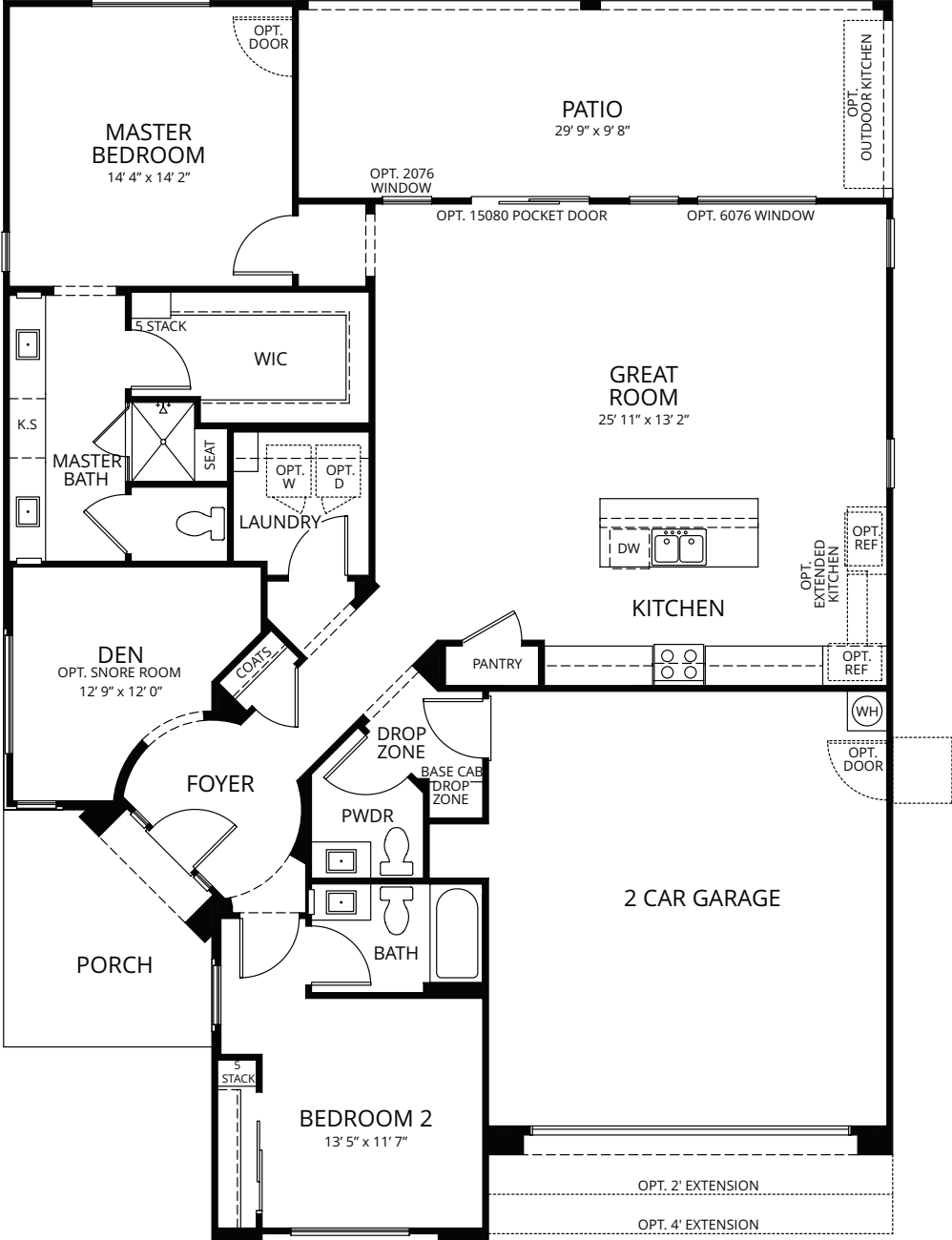
PRELIMINARY

# PLAN TWO ELEVATIONS ONYX COLLECTION





# PLAN THREE ONYX COLLECTION

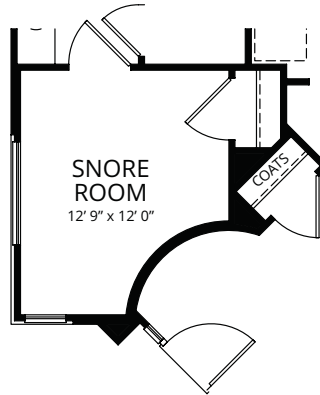


WINDOWS MAY CHANGE SIZES PER ELEVATION

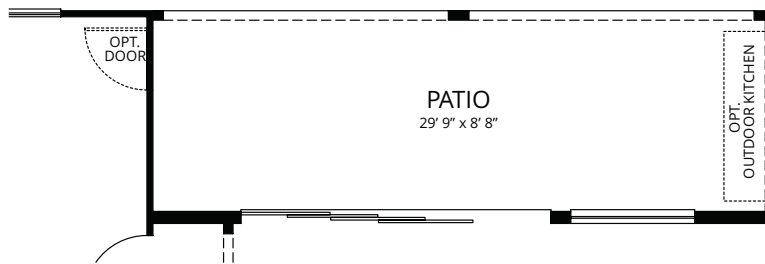
**PRELIMINARY**

**1,721 Sq. Ft. • 2 Bedrooms • 2½ Baths • Great Room • Den • 2 Car Garage**  
**Optional Snore Room • Optional Garage Extensions • Optional Multi-Slide Pocket Doors at Patio**

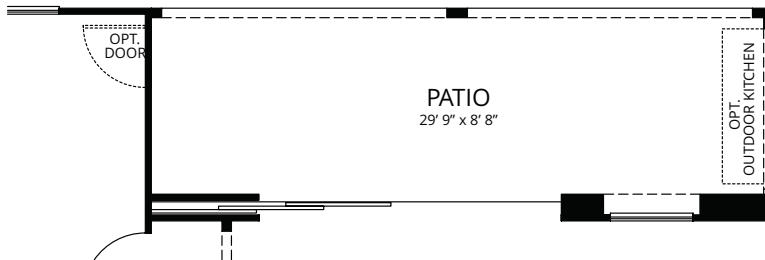
# PLAN THREE OPTIONS ONYX COLLECTION



OPT. SNORE ROOM



OPT. 15' MULTI-SLIDER DOOR



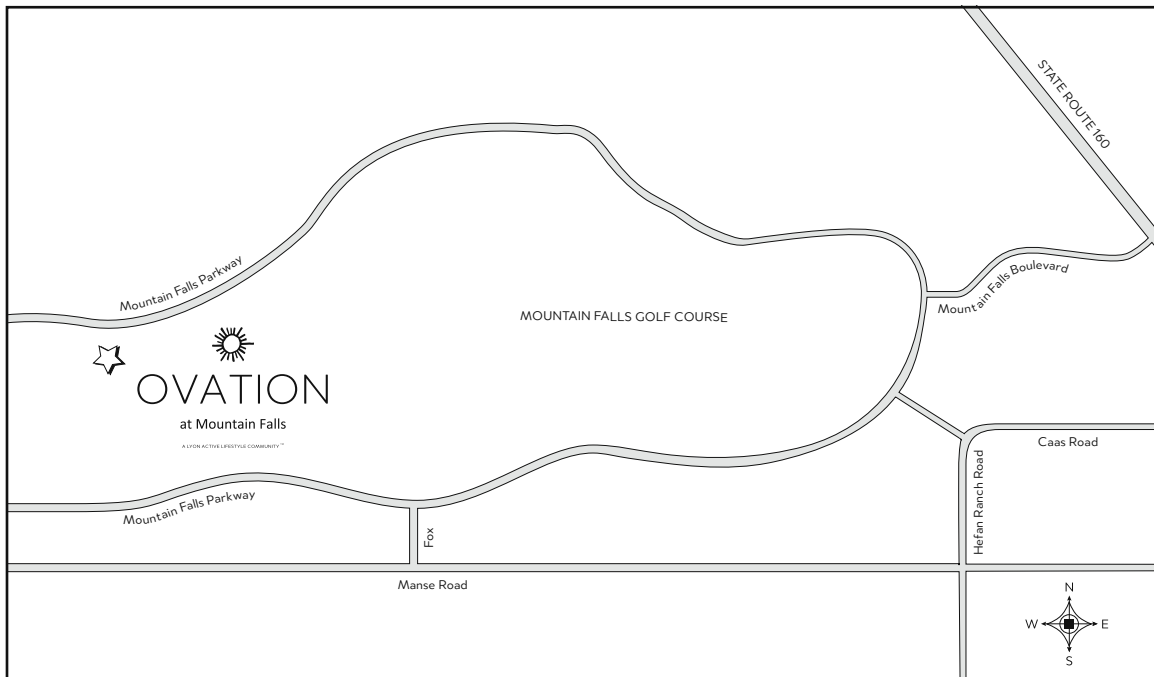
OPT. 15' MULTI-SLIDER POCKET DOOR

PRELIMINARY

# PLAN THREE ELEVATIONS ONYX COLLECTION



# onyx COLLECTION



For Information Call  
**(702) 766-1860**  
[OvationMountainFalls.com](http://OvationMountainFalls.com)

